



Aylyth Place | Kenton | NE3 4PT

## Offers Over £250,000

Viewing comes recommended on this superb 4 bedroom semi detached house occupying a generous plot with lovely gardens and double garage. The property benefits from a range of modern fixtures and fittings, and is ideally suited for a growing family. Key features include 4 double bedrooms, ground floor WC, and large conservatory to the rear. The property is well positioned for access to local schools, shops, amenities and transport links.

Briefly comprising entrance porch leading to the hallway with staircase to the first floor. There is a sitting room to the front together with dining room with patio door leading to a large conservatory overlooking the rear garden. There is a modern high gloss kitchen which provides access to the utility and ground floor WC. To the first floor are 4 generous bedrooms and a modern shower room with walk-in shower. Externally to the rear is a lovely mature garden with decked patio area. There is a gravelled garden to the front with driveway leading to a double garage with up and over door. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

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**Superb semi detached house**

**Occupying a generous plot**

**4 double bedrooms**

**Large conservatory**

**Double garage**

**Ideally suited for a growing**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:**

**ENTRANCE PORCH**

Double glazed entrance door, double glazed window, tiled floor.

**ENTRANCE HALL**

Tiled floor, staircase to first floor, radiator.

**W.C.**

Double glazed window, low level WC radiator, radiator.

**SITTING ROOM 15'0 x 12'2 (into alcove) (4.57 x 3.71m)**

Double glazed window to front, radiator, double radiator.

**DINING ROOM 10'8 x 10'6 (3.25 x 3.20m)**

Double glazed patio door to conservatory, radiator, tiled floor.

**CONSERVATORY 12'10 x 14'7 (3.91 x 4.45m)**

Double glazed window to rear and side, double glazed French door, laminate flooring, radiator.

**KITCHEN 13'0 x 10'6 (3.96 x 3.20m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, tiled floor, built in cupboard, radiator, double glazed window to rear.

**UTILITY**

Sink unit, space for automatic washer, tiled floor, double glazed window to rear, double glazed door to conservatory, radiator.

**HALF LANDING**

Double glazed window.

**FIRST FLOOR LANDING**

Access to roof space via loft ladder.

**BEDROOM ONE 12'9 x 10'4 (3.89 x 3.15m)**

Double glazed window to front, coving to ceiling, radiator.

**BEDROOM TWO 11'1 x 10'11 (3.38 x 3.33m)**

Double glazed window to rear, built in cupboard, radiator.

**BEDROOM THREE 12'1 x 8'5 (3.68 x 2.57m)**

Double glazed window to rear, radiator.

**BEDROOM FOUR 8'0 x 8'2 (2.44 x 2.49m)**

Double glazed window, radiator.

**SHOWER ROOM**

Walk in double shower, wash hand basin, set in vanity unit, low level WC, tiled walls, heated towel rail, extractor fan, double glazed frosted window to rear.

**FRONT GARDEN**

Mainly gravelled, driveway.

**REAR GARDEN**

Laid mainly to lawn, decked patio area, flower, tree and shrub borders, fenced boundaries.

**DOUBLE GARAGE**

Up and over door, light and power points, combination boiler.

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

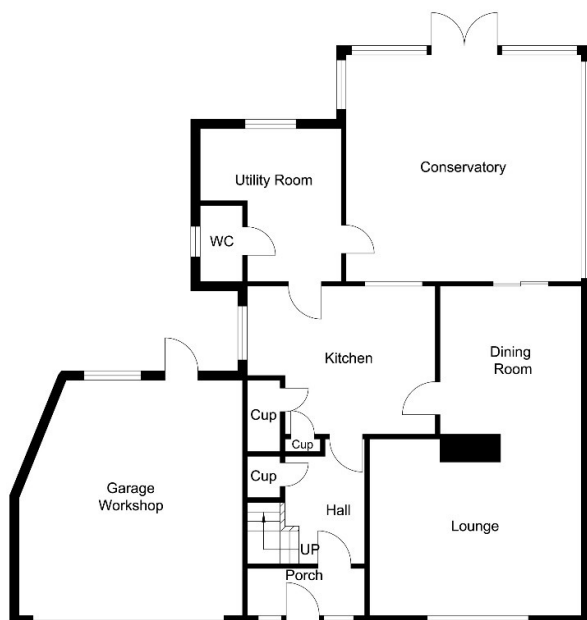
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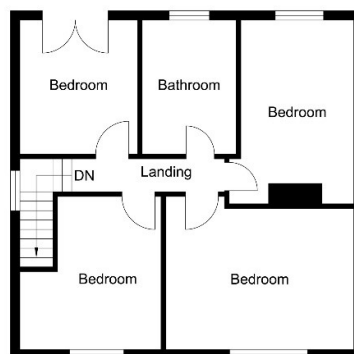
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Ground Floor



First Floor

## Aylyth Place

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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